

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

APPLICATION FOR DEVELOPMENT

Applicant/Appellant's Name: Joseph and Kelly Bisignano Phone: (856) 498-2995

Mailing Address: 2005 Danbury Way Horleysville PA 19438

Owner's Name/Address: Joseph and Kelly Bisignano  
2005 Danbury Way Horleysville PA 19438

Subject Property: - Street Address 241 Pennsylvania Avenue Villas NJ 08251

Block/Lot Numbers Block 140 Lot 11

1. Specify which power(s) of the Zoning Board of Adjustment you are requesting:
- 40:55D-70a. Appeal
  - 70b. Interpretation
  - 70c.1 Hardship Variance
  - 70c.2 Variance
  - 70d Use/Density
  - 40:55D-68 Certificate of Non-Conforming Use.
  - Other (Specify): \_\_\_\_\_
  - 34 Permit to build in street bed
  - 35 Permit to build where lot does not abut a street
  - 76 Planning Board powers, where appropriate - eg. subdivision, site plan, conditional use

2. Request is hereby made for permission to construct 16x6 deck on second floor above front entrance to home  
It is 3% of lot coverage  
contrary to the requirements of Section(s) 400 section 15A of the Zoning Ordinance.

2a. LIST by description, not number, all variance sought: Second story deck (open deck) at front of home. Variance sought for east side setback  
Said property measures \_\_\_\_\_ x \_\_\_\_\_ and contains approximately \_\_\_\_\_ square feet

ZONING DISTRICT R-3 with sewage Off-site sewer  On-site septic \_\_\_\_\_

3. Size of building after (and including) construction/addition(s)  
921 square feet (1st floor) Height 25' Stories 2

4. Setbacks of Principal Building will be:  
Front Yard ~~7'~~; Front Yard 22'; (corner lots have 2 front yards)  
Side Yard 7'7"; Side Yard 1'12"; Rear Yard 120'; Lot Coverage 3 %

↑  
VARIANCE NEEDED

5. Setbacks of Accessory Building/Use will be:  
Front 16'; Rear 120'; Side 7'7"; Side 1'12"; Lot Coverage 33 %

\* Distance to nearest building: 15' Height 6' <sup>OPEN DECK</sup> # of Stories 2

6. Supply a statement of facts showing why relief can be granted without substantial detriment to the public good, and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance:

This open deck will add curb appeal. This deck will go as far as edge of home and will not encroach the neighbor's property. This will be improvement to the front of the home.

7. What is the question sought to be interpreted? (If 70b.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. What are the EXCEPTIONAL CONDITIONS OF THE PROPERTY supporting the granting of variance? (If 70c) This home was built on a narrow lot, with the east

side sitting on the property line and the west side approximately 7'7" feet from the property line. The front of home sits approximately 22 feet from the road. We request to build 2nd story open deck (front) that would extend from 1 side to the other

9. What are the special reasons for granting this variance? (If 70d) Side of the house 16'2" x 6. The east side of the deck will be greater than 6' from neighbor's home

10. All applicants must attached the following to this application:

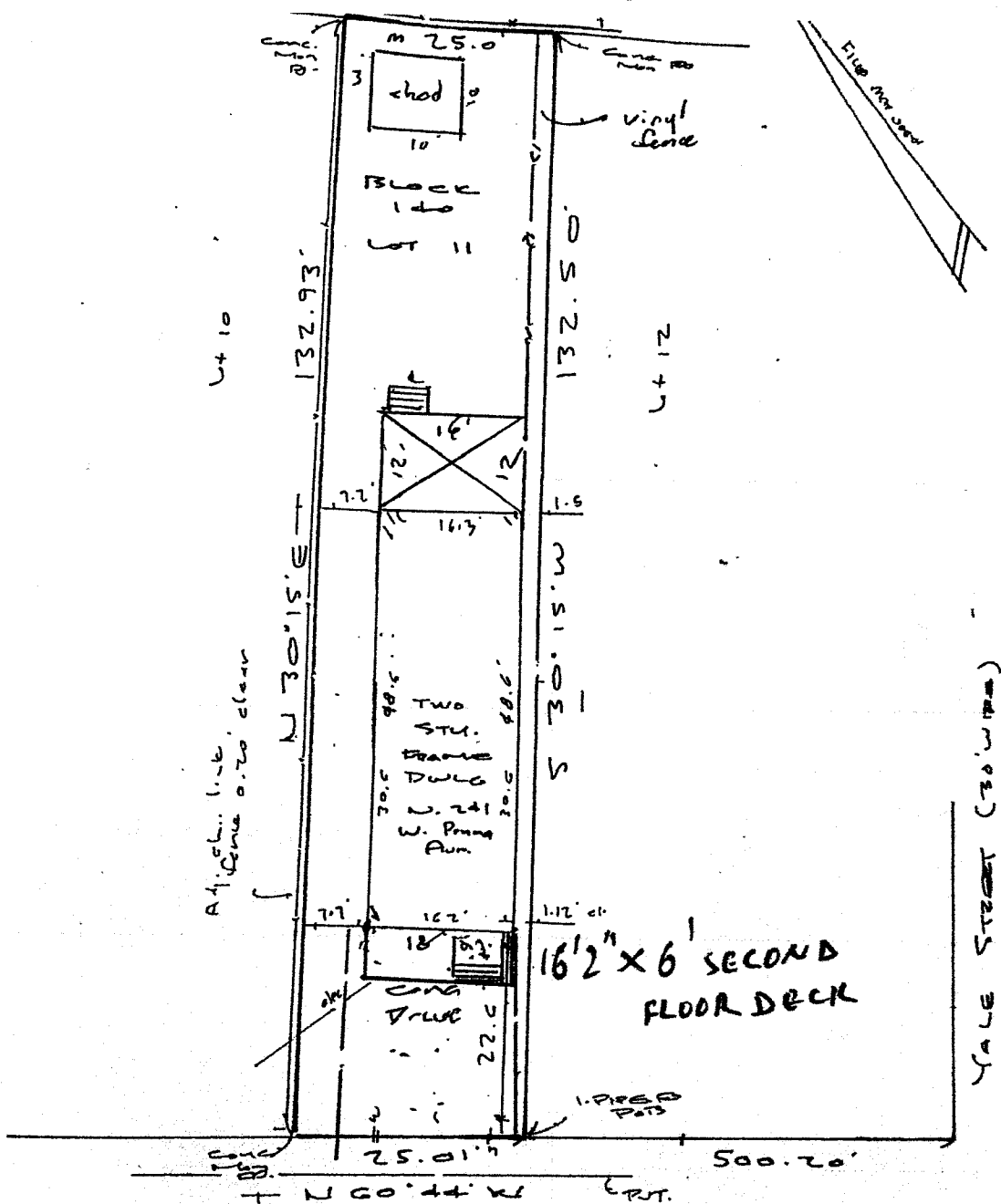
- Proof of payment of all taxes due on the property.
- Survey of subject property, with all existing structures drawn to scale by a NJ licensed surveyor with dimensions and setbacks marked.
- Signed, notarized affidavit attesting to the fact that said sealed survey is accurate as to the current conditions.
- Twenty copies of said survey, showing proposed additions with dimensions and setbacks marked.

I do hereby certify that the information presented in this application is true and accurate, to the best of my knowledge.

Supply name, address, phone of attorney representing applicant.

Kelly Bisignano  
(Signature)

KellyMcCarthy7@hotmail.com  
(Applicant E-mail address)



PENNSYLVANIA AVENUE (30' WIDE)

Being Lot 11, Block 4 -- Plan of Wildwood Village, Section Two, duly filed, Feb. 15, 1929, File No. 261.

filed as correct to;

Joseph Bisignano

PLAN OF SUZUKI

BLOCK 140 (TAX MAP)

LOT 11

TOWNSHIP OF LOWER  
CAPE MAY COUNTY NJ.

PREPARED BY  
S. SUZUKI